

RESOLUTION NO. 2007-29 (Pershall Planned Development)

A RESOLUTION, granting preliminary approval of “Pershall Planned Development”.

WHEREAS, the Wenatchee Planning Commission held an open record hearing on May 18, 2007 at the hour of 5:30 p.m. for the purpose of taking public testimony regarding an application for a residential planned development described on Exhibit “A” attached hereto and incorporated herein as though fully set forth; and

WHEREAS, at the conclusion of the open record hearing on May 18, 2007, the Wenatchee Planning Commission made the following findings of fact:

1. The subject property is located in the Residential Low Density R-1 zoning district within the City of Wenatchee.
2. A complete application was submitted in accordance with Wenatchee Zoning Ordinance, at least thirty (30) days prior to the Planning Commission hearing.
3. Appropriate notice of application and public hearing was sent in accordance with the Wenatchee Zoning Ordinance #3070.
4. The application represents a residential planned development amendment resulting in 4.08 units per net acre of land.
5. Consideration has been given to provisions for drainage, roads, alley and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds, and other public and private facilities and improvements needed to serve the development.
6. The imposition of the additional conditions to the approved planned development provides certain assurances of harmony with the surrounding area or its potential future uses.
7. A SEPA Checklist has been submitted with the application materials.

8. The Resource Lands and Critical Areas Ordinance has been consulted.
9. Wenatchee Planning Commission is empowered by Ordinance #3070 to hear Planned Development applications and forward recommendations to the Wenatchee City Council.

WHEREAS, at the hearing on May 18, 2007, the Wenatchee Planning Commission made the following conclusions:

1. The subject application demonstrates consistency with the development standards and procedural requirements of Wenatchee Zoning Ordinance.
2. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan density standards of the R1 zone with less than 6.22 units per net acre.
3. The application, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
4. The application, as conditioned, demonstrates a compatible visual effect as seen from neighboring properties.
5. With respect to the State Environmental Policy Act, of 1971, as amended, a detailed evaluation of the environmental implication of this project has been done. The evaluation resulted in a declaration of environmental non-significance being entered for the project on April 30, 2007. The findings and conclusions of this declaration process were provided to the Planning Commission and are herein adopted by reference.
6. A critical areas report is not required for this project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF WENATCHEE** as follows:

SECTION I

The City Council of the City of Wenatchee does hereby adopt the findings and conclusions entered by the Wenatchee Planning Commission on May 18, 2007.

SECTION II

Based upon the findings and conclusions of the Wenatchee Planning Commission and the closed record hearing held on June 14, 2007, the City Council of the City of Wenatchee does hereby approve the preliminary subdivision of the property described on Exhibit "A" known as the "Pershall Planned Development", subject to the following conditions:

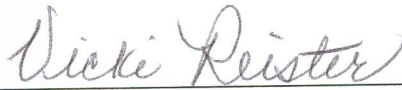
1. That development of the site proceed substantially as shown on the site plan, titled Building, Multifamily Units, A-1 by Soehren Design & Development, Inc., on file with the Department of Community Development, except as conditioned below.
2. That landscaping of the site meets the minimum requirements of the Wenatchee Landscape and Screening Code for Residential Zones including a professional landscape plan submitted and approved prior to the issuance of any building permits required. Perimeter landscaping required behind garages shall be incorporated elsewhere on the site in order to provide a minimum of 20' for the ingress/egress of each garage.
3. That any driveways abandoned by the development be completely removed and replaced with full height curb and sidewalk meeting the requirements of the Dept. of Public Works.
4. That any new driveway(s) be constructed to meet the current City of Wenatchee Standard Detail.
5. That a new sanitary sewer lateral be provided to serve the second unit, in accordance with the requirements of the Department of Public Works.
6. That a new domestic water service be provided to serve the second unit, in accordance with the requirements of the Chelan County PUD, Water Distribution Engineer.
7. Prior to the issuance of any building permits, the applicant shall furnish a performance bond, in an amount determined adequate by the Dept. of Community Development, in a form acceptable to the city attorney, guaranteeing the installation of the required public improvements and perimeter landscaping.

PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE, at a regular hearing thereof, this 14 day of June, 2007.

CITY OF WENATCHEE, a Municipal
Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
VICKI REISTER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney